



TWIN LAKES MOBILE HOME & RV PARK

Owned & Operated by Three Sons Development, Inc.

RULES AND REGULATIONS FOR MOBILE HOME RESIDENTS

Welcome to Twin Lakes Mobile Home and Recreational Vehicle Park. Our objective is to provide a highly desirable family-oriented community. The property is privately owned, and the owner of the park also lives on the premises. Many of our rules and regulations are based on what is required by law or by our insurance carrier. They have been adapted for the benefit of you, your family, your neighbors and for the peaceful and safe enjoyment of the entire park community. We are hopeful that the residents of Twin Lakes take pride in their community and are able to respect each others' privacy, lot boundaries and their right to have a peaceful place to live. We look forward to a lasting relationship.

All residents, entering into a lease agreement with Twin Lakes will be given a copy of these rules and regulations. Upon signing your lease agreement, you also agree that you have been given a copy of these rules and regulations, that you will abide by them at all times.

PLEASE BE ADVISED THAT TWIN LAKES IS BOTH A LICENSED MOBILE HOME ((MH) PARK AND A LICENSED RECREATIONAL VEHICLE (RV) PARK. AS SUCH, SOME RULES AND LAWS PERTAINING TO THE PARK MAY DIFFER BETWEEN OUR MOBILE HOME AND RV RESIDENTS. INCLUDING, BUT NOT LIMITED TO LOT USAGE AND EVICTION/REMOVAL OF RESIDENTS.

THIS DOCUMENT IS SPECIFICALLY FOR OUR MOBILE HOME RESIDENTS.

The following rules and regulations will pertain to all resident-owned lot MH rentals and park-owned rental units, their families and their guests.

(1) Monthly Rent

Lot rental and other occupancy charges are payable in advance on or before the first of each month. Payments, by check, cashier's check, or money order should be made out to "**Three Sons Development**" and delivered, either in person or by US Mail to the park office, located at 515 Sistrunk Circle in Twin Lakes. If the park office is not staffed at the time you make a payment, a depository, located on the door may be used to deliver rent payments. If using the depository, please be sure all payments are placed in an envelope with you name on them. Cash payments are accepted as well. If you wish to have a receipt, please ask when you make your payments.

Unless prior arrangements have been made, if payment is not received by the 10th day of stipulated due date on your lease, a \$25.00 late fee will be incurred. Checks returned by the bank for any reason will incur a \$25.00 charge. Management reserves the right to refuse to accept personal checks. In addition, any rent balance that becomes 45 days past due, or accounts with a continued history of late payments, management reserves the right to initiate the eviction process pursuant to Florida Statutes.

(2) Occupancy

In order to be an APPROVED resident of Twin Lakes, all prospective residents of Twin Lakes MUST provide management with a completed park application FOR all intended adult occupants. Once approved by management, the residents MUST agree to initiate a signed, fully executed lease, naming ALL adult occupants. Any additional adults residing on said property MUST have a completed park application on file AND be included as a named occupant on a lease addendum. Failure to comply with this provision may result in immediate eviction. Further, Management reserves the right to refuse residency to Twin Lakes to anyone for any legal reasons.

With the exception of Mobile Homes manufactured prior to June 15, 1976, that are currently located outside of Leon County (Per the Leon County DSEM), Twin Lakes will accept any mobile home of any size or age. However, management reserves the right to a full visual inspection of the home prior to allowing any mobile home to be brought into this park. The exterior of mobile homes must be clean, free of rust or damage, have no broken windows and must be aesthetically appealing. The interior of the mobile home must be considered safe and habitable and must have properly working plumbing, electrical wiring and gas lines (if applicable).

Resident must show proof of ownership of any mobile home brought into Twin Lakes. Proof may include the clear title, bill of sale or financing agreement, indicating that the mobile home is legally in the resident's possession. If for any reason, a person has a mobile home in their possession that they do not have a title for and could otherwise be approved by the park management, the resident must provide a written affidavit to show that they have purchased the mobile home or are legally permitted to use it, without limitations as their own residence. All Mobile Homes in Twin Lakes Must have valid annual Florida Registration Decals displayed on the outside side of the home facing the street.

All mobile homes in the park must be used as his/her primary residence or for "resident-only seasonal/occasional use," meaning no resident of the park may permit others to use the mobile home located in a lot without the resident being present. Seasonal/occasional residents may have a mobile home in the park as well, provided they agree to pay for the entire year of lot rent on a monthly basis the same as primary residents and arrange for the proper care of the lot and the mobile home during their absence. Management will not be responsible for any repairs, maintenance or the security of any mobile home placed in the park under a "seasonal/occasional" occupancy. Management reserves the right to remove or relocate seasonal/occasional use mobile homes during the seasonal/occasional use resident's absence for any valid reason, including, but not limited to emergencies, non-payment of rent, or if the mobile home or its associated leased lot has been left to deteriorate, causing further health, safety or peaceful enjoyment to other residents. The park management will not be held liable or legally accountable for the removal of any mobile home that is located in Twin Lakes for valid reasons.

No mobile home, or the associated lot shall be sublet, rented, or any rental agreement assigned by the Homeowner. Only homes occupied by the persons who have registered and have been approved by the management are permitted. Unless specified in a purchase agreement between the resident and Twin Lakes, a resident who owns his/her mobile home within the park has the right to sell his/her mobile home and the prospective purchaser may become a lessee of the park. However, the prospective purchaser must qualify with the requirements of the park rules and regulations and meet the approval of the Landlord which approval shall not be unreasonably withheld. A resident may display a "FOR SALE" sign on the unit that is no larger than nine (9) inches by twelve (12) inches high.

Management reserves the right to legally seize, remove or relocate any mobile homes for any valid reason, including, but not limited to resident abandonment, emergencies, non-payment of rent, or if the mobile home or leased lot has been left to deteriorate, causing further health, safety or peaceful enjoyment to other residents. The resident will be responsible for any costs associated with the park's management's removal of any mobile home. The park management will not be held liable or legally accountable for the removal of any mobile home that is located in Twin Lakes for valid reasons.

If a resident wishes to relocate their mobile home to another available lot within the park, they may do so, provided they enter into a new lease agreement, pay the associated lot rent for the particular lot they wish to utilize, pay for the cost of relocating their mobile home and bring their current lot back to "move in" condition, including, but not limited to the pumping of the septic system, restoring the electrical, water, septic and other utility hook-ups for use by a new resident and removal of all objects placed on lot by the resident.

(3) Notice

Residents must give management a thirty (30) day written notice (on paper, email or text) of his/her intention to vacate the premises. A proper forwarding address must also be provided.

(4) Set-up of Mobile Homes

Mobile homes must be placed in a uniform manner, approved by the park owners. Mobile homes can be placed in any position within the lot, provided they are agreed upon by park management and all local and state codes. Mobile homes cannot be placed over any water or septic hook ups. All mobile homes must be blocked, secured and all utilities connected in accordance with the regulations of the State of Florida, Leon County and the park's specifications. The homeowner is responsible for any and all permits as required. Mobile homes must be anchored immediately as part of the set-up process and must be skirted with vertical-style vinyl skirting of either white or beige in color within the first ninety (90) days of occupancy.

(5) Lot Improvements

Improvements are encouraged. However, any construction or additions, including, but not limited to porches, decks, fencing, steps, awnings, utility buildings, air conditioners, concrete slabs, carports, etc will not be permitted unless the homeowner obtains prior written approval from the park owner. Approval is necessary to protect the underground utilities, comply with state and local regulations, continuity of the park's appearance, and the safety of park residents. All standing structures must be placed on either side of the lot at least 20 feet from the street and at least 10 feet from the bordering lots. Structures may also be placed on the rear of the lot with at least 10 feet from bordering lots or the property line. Standing structures that block access to water lines, septic or utility services are prohibited. No standing structures are permitted directly in front of the home, which block the view of the home from the street.

In addition, all other remedies available to it, park owners may require homeowner to remove any unapproved construction or additions at his or her expense. Further, any additions to the mobile home itself that increase the interior living space must not only obtain park owner's written approval but may also include an approved permit from the appropriate building codes department for Leon County at the resident's expense. It is the resident's responsibility to inquire on the need for any such permits and to comply with such requirements.

(6) Lot Care

It shall be the resident's responsibility to ensure that his/her mobile home lot is maintained in compliance with the applicable building, housing and health codes. Each resident will be responsible for the maintenance and cleanliness of his/her lot. Lot care and appearance is of prime importance and will be rigidly enforced. "Junk" items and trash laying around in lots, on porches or on patios will not be tolerated. Boxes, furniture, appliances, equipment or debris of any matter shall not be stored outside. Approved storage sheds may be used for this purpose. Nothing that permits standing water (examples include, tires old fish tanks plastic totes, etc.), is allowed to be stored outside. To avoid standing water, plastic kiddie pools and the like must be turned upside down when not in use.

The park management understands that the majority of space within Twin Lakes is wooded, consisting of many types of trees that create debris. Therefore, the main focus of lot appearance is to ensure that as much of the yard debris as possible be removed and the lots are trimmed to any extent possible. All maintenance of the home, grass cutting, trash and debris removal and tree maintenance is the responsibility of resident. If outside yards surrounding the mobile home are not kept in neat appearance, the park owner will provide a notice to have such work performed within seven (7) days. After which, the park owner will arrange for these items to be done and will charge the Lessee an hourly rate for such maintenance at a rate of Twenty Dollars (\$20.00) per hour.

The planting of trees, shrubbery and flowers is encouraged. However, to protect the underground utilities, it is necessary to receive written approval from management prior to digging and planting. Trees, shrubbery, etc cannot be placed in areas that block common access areas, driveways or fire access routes or encroach onto a neighboring lot.

Outdoor yard ornaments, flags and decorations are also encouraged. However, all outdoor ornaments and decorations must not be considered offensive to others. Examples of offensive ornaments and decorations include, but not limited to sexually suggestive items, racially offensive items or items simply in "bad taste," such as old toilets or tires used as flower gardens. Park owners reserve the right to ask any resident to remove any item from their lot that they may feel is inappropriate.

All outdoor yard ornaments and decorations must be placed at least ten feet from the streets and roads leading to and from the park, cannot block common access areas, driveways or fire access routes or encroach onto a neighboring lot.

The use of fire rings and/or outdoor fireplaces is permitted on any lot, provided they are at least twenty (15) feet from any structure or low-lying trees or wooded areas, are not in plain view of the streets, common areas or neighboring lots, are not left to burn unattended and are not used to burn trash or items other than wood or charcoal. Fire rings must be dug at least 12 inches below ground, have a fire-safe barrier surrounding the fire ring and the area surrounding the fire ring must be free of debris, such as leaves, pine needles, etc. Any resident who utilizes a fire ring or fireplace on his/her lot does so at his/her own risk. Any fire that causes damage to any portion of the park, lot or any structure within the park by the resident's use of a fire ring or outdoor fireplace will be held liable.

The use of "burner barrels" or any other type of burner receptacle for the burning of trash is prohibited. Any resident found doing so will be evicted immediately.

(7) Mobile Home Appearance and Livability

All mobile homes placed in Twin Lakes will be required to be properly maintained for aesthetics as well as livability. Park owners will conduct periodic drive-by visual inspections of lots to ensure that all lots and mobile homes are in neat, working order. Notices will be provided to residents of any issues that need correction and will be given seven (7) days to make the appropriate corrections or repairs. The Florida Department of Health, Division of Mobile Home and RV Parks also conduct periodic inspections of the park. Any notice of violations received by the DOH will be the responsibility of the residents occupying said address to remedy the violations.

All Mobile Homes must be skirted with vertical-style vinyl skirting of either white or beige in color. Missing or broken skirting is not permitted.

All mobile home exteriors must be kept in a clean manner. Green, mildew or dirt on the outside of all mobile homes must be cleaned periodically.

All mobile home roofs must be free of debris as soon as possible.

No broken windows. Boarded up windows due to breakage must be repaired as soon as possible.

The interior of the mobile home must be considered safe and habitable and must have properly working plumbing, electrical wiring and gas lines (if applicable).

(8) Flood Zones, Natural Disasters and Emergency Management

It is expressly understood by all residents of Twin Lakes that some areas of the park have been designated as "Flood Zones" by FEMA and Leon County. This includes specified lots and certain areas of common use. Any resident who enters into a lease agreement with Twin Lakes will be informed if their lot is part of the designated "flood zone" and must enter into an "indemnification agreement," that will hold harmless, the State of Florida, the County of Leon and Twin Lakes for any damages caused to the resident's property by flooding or other natural disasters.

If a natural disaster or flood occurs that affects Twin Lakes, all residents will be advised on the actions that may be taken before, during or after such event occurs. It is understood that during such events, residents must cooperate with the efforts being taken to protect the lives and property of all Twin Lakes Residents. During disasters where mandatory or voluntary evacuations have been ordered, residents should inform management of their intent to evacuate and provide contact information

To ensure proper access to Emergency Management Personnel during emergency situations (fire, police, etc.), residents must ensure that their lot is "barrier free" to allow access to personnel to respond. This includes, but not limited to adhering to the placement of items on the lots within the specified areas,

ensuring that low-lying trees and shrubs are trimmed, no items placed in "fire access roads" and visible house numbers placed on all mobile homes.

(9) Vehicles

Please be advised that ALL roads within the property of Twin Lakes are privately owned. They are NOT public streets. Therefore, management has the ABSOLUTE right AND authority to govern what is and isn't permitted pertaining to any and all vehicles that travel in and out of the park. Further, for clarification purposes, Section 316.640 (4) of the Florida Statutes DOES permit law enforcement officers to cite traffic violations within the private roads of Mobile Home Parks.

Only homeowners and their families and guests who have obtained a valid driver's license or learner's permit will be allowed to operate any type of motor vehicle within the park property.

Non-licensed gas-powered or electric vehicles such as, ATV's (3 or four wheel), dirt bikes, minibikes, go-carts, scooters, etc. are not permitted to be used on park property. If clarification is needed, please see a member of park management. Golf carts and mobility scooters are permitted for use as transportation around the park, provided they obey speed limits and are operated ONLY on designated roads within the park. This rule does not pertain to park-owned vehicles used for maintenance purposes.

Unlicensed motorized vehicles of any kind are not permitted to be parked on or operated in Twin Lakes. Unlicensed vehicles found on the property will be towed at the owner's expense.

All vehicles will utilize the designated roads within the property at all times. Under no circumstance will vehicles be permitted to be driven on non-designated roads, paths, lawns, etc. Any person found violating this rule will be reported to the police.

Under no circumstances will excessively loud "thumping" bass music or loud vehicles caused by faulty or modified muffler systems be tolerated in the park. This includes residents AND their guests.

No vehicles are permitted to be parked on or along the roads of the park.

The mechanical repair of resident-owned vehicles requiring more than four (4) hours of work is not permitted. No vehicle is to remain disassembled or "jacked up" overnight. The repair of non-resident-owned vehicles is NOT permitted in the park.

Upon resident's failure to comply with this rule, a notice will be given to the resident by the park owner to take corrective action within seven (7) days. After which time, the park owner reserves the right to have the vehicle towed at the resident's expense.

(10) Vehicle Storage

The storing of boats, campers, utility trailers, and the like may be permitted with prior approval of the park owner. However, disabled cars or any other vehicles or machinery of any sort on your lot is prohibited. Campers may be stored on lots. However, they may not be used as secondary residences. Lawn mowers are permitted to be stored on lots in approved storage sheds. No items are to be stored on any lot unsheltered. The use of tarps for the storing of items on any lot is also prohibited.

Resident will be properly notified about infractions of this rule and given seven (7) days to correct the issue. Failure to comply after the seven days may result in the park owner having the item removed at the resident's expense or the resident may be evicted.

Abandoned vehicles in the park will be reported to the appropriate law enforcement, will be towed at the owner's expense and/or may be "seized" and "retitled" according to Florida Law.

(11) Posted Speed Limits

The posted speed limit of this entire park is ten (10) Miles per Hour. Violators of this rule may result in immediate eviction. Park owners also reserve the right to report violators of the posted speed limit to the

appropriate law enforcement authorities. ***For clarification purposes, Section 316.640 (4) of the Florida Statutes DOES permit law enforcement officers to cite traffic violations within the private roads of Mobile Home Parks***

(12) Pets

Any pets that a resident may desire to have must seek the consent of the park management. Pets that require park consent include dogs and cats. Caged animals, such as pet rodents (rats, hamsters, ferrets, etc) and birds, snakes or water tank animals such as fish, turtles and the like do not require consent of management, provided they are kept inside of the unit and are appropriately contained and do not create a health hazard. "Pets," such as exotics, standard farm animals, miniature farm animals (pot-bellied pigs, miniature horses, etc) or any other animals not permitted through State or Local ordinances are not permitted on park property. Any resident found to be in violation of these rules will have their pet privileges revoked and may be reported to the appropriate authorities. In order to maintain the safety and enjoyment of all residents of Twin Lakes, the following rules apply to pets:

a) All pets must be considered "indoor pets." Under no circumstances will pets be allowed to be continuously tied, chained or tethered outside (24/7) or left in outside kennels, dog houses, or fenced areas unattended. Pets found outside unattended will be referred to the local animal control shelter. Kennels or fenced areas for pets must also comply with Section (5) of the Rules and Regulations.

b) Under no circumstances will pets be allowed to wander around the park unattended. Any pets found running at large will be referred to the local animal control shelter.

c) Under no circumstances will pets be allowed to be off leash while outside and must be under the complete control of the owner.

e) Pets that are aggressive toward people or other animals are not permitted.

f) Pets that are loud and/or create noise or other nuisances for other residents will not be tolerated.

g) Pets that have been found to cause destruction to the property or any structure on the premises, including, but not limited to park-owned homes, resident-owned homes, sheds, etc. will be repaired or replaced at the expense of the resident who owns the pet.

h) Dog owners who walk their dogs, around the park on in the off-leash dog park, MUST clean up pet waste immediately. Pet waste stations are provided throughout the park for your convenience.

(13) Lake Usage/Common Areas/Amenities

Based on Availability, Twin Lakes provides special Amenities to its residents. Current Amenities include Two Resident-Only Use Lakes and various sitting areas in common space within the park. Future Amenities may include, but are not limited to playgrounds, recreational fields, dog parks, Laundromats, restrooms, etc. All current and future Amenities offered to residents of Twin Lakes by its management are to be utilized according to any posted rules and regulations. Further, residents and their guests may utilize all current and future amenities of Twin Lakes AT THEIR OWN RISK. Three Sons Development and Twin Lakes will accept no liability for any incidents occurring by any resident, guest or otherwise during their usage of any offered amenities within the park.

The two lakes situated at Twin Lakes are for the exclusive use of its residents for catch and release fishing and non-gas-powered boating only. Under no circumstance will any resident allow any guest to utilize the lake without being accompanied by a Twin Lakes Resident. Lakes and common areas of the park are used by residents and their guests at their own risk.

No swimming or wading of any kind is permitted on the lakes.

No alcoholic beverages shall be permitted on or around the lakes or in any common areas including streets.

There are two designated common areas of the lakes that are available for use by all residents. These two common-use lake areas are located in the area behind the park water service well on Marcy's Way and at the far end of Sistrunk Circle. The other areas of the lake shoreline are designated as private lakefront lots being leased by residents. Residents and/or their guests must not utilize individual lakefront lots for access to and from the lake or other park common areas and may not use the shorelines on private lakefront lots for any purpose without permission from the resident. Common and private areas of the lakes and their shorelines are clearly marked and must be respected. Any resident or their guests found violating these regulations will lose their lake use privileges.

Boats are permitted to be used on the two lakes by residents ONLY. Under no circumstances will any resident permit a non-resident of Twin Lakes to use any boats on the lakes. All persons using the lakes for boating must wear a US Coast Guard Approved life jacket.

Boats must be powered by hand (oars or paddles) or by electric motors. Under no circumstance will gas-powered motors be permitted on the lakes.

There will be no docking of boats on the shores of the lake. Boats must be pulled from the lake and "dry docked" on the owner's lot when not in use. Any boats found unattended and docked on the lake or its shores will be removed immediately, and the resident will have his/her boating privileges revoked.

Due to the wildness and delicate ecosystems of our lakes as well as the environmental protections in place by the State of Florida, there is no littering or cutting of any trees, bushes or grass around the lakes. Any fishing done on the lakes is CATCH and RELEASE ONLY.

Resident assumes all liability and responsibility surrounding the use of the lake for any reason and may utilize the lakes at their own risk.

(14) Trash

A dumpster is provided for the disposal of all household garbage. All household trash MUST be placed in a garbage bag before placing in the dumpster. Do not place any garbage outside of the dumpsters and be certain to shut the doors of the dumpster after disposing of your trash.

A flat dumpster is also provided for non-household garbage such as mattresses, furniture, etc. Do not place these items in the household garbage dumpster.

Dumpsters are not to be used for the disposal of trash or debris associated with any other use other than household. Examples of such non-household trash or debris include but are not limited to debris as part of a person's job or trash from a non-resident. Disposing of such items in Twin Lakes dumpsters that are associated with non-household use is considered littering and will be reported to the appropriate law enforcement authorities.

Trash receptacles are provided throughout the park in "common use areas." These receptacles are not to be used for household trash in lieu of taking trash to the dumpsters provided by the park. Littering in the park is a direct violation of the park rules and will result in immediate action.

(15) Utilities/Water/Mail and Delivery Service

All fees or charges for the installation, hook up or connection of the following utilities shall be paid by the resident: Gas, water, sewer, electricity, television, telephone, etc. Any damages to the lot, water lines, underground utilities or septic system caused as the result of installing such services will be the responsibility of the resident and/or the installer.

For residents who are required to provide for their own electricity are responsible to contact the City of Tallahassee Utilities at 435 North Macomb Street. Tallahassee, FL 32301. – 850-981-4968 or online at www.talgov.com/you.

Each lot at Twin Lakes has its own individual freshwater connection, which is provided to the resident as part of his/her lot rent. Residents are required to notify the park management of any leaks or damages to the water lines on his/her lot.

For owner-occupied residents, it is the resident's responsibility to maintain all water lines leading to the freshwater connection. Any freshwater connection issues itself are the responsibility of the park management and will be provided as part of the lot rent.

For health and environmental purposes, any leaks or breaks in the freshwater system, whether the responsibility of the resident or management to address must be reported to management immediately.

All USPS Mail service is conducted by secure mailboxes, located at the front entrance of the park. Per sections 632.11 and 632.627 of the USPS Operations Manual, these mailboxes are now maintained by Twin Lakes. While Twin Lakes accepts no responsibility for the delivery of USPS mail or the security of the USPS mailboxes, residents will be provided with a key to their designated USPS mailbox. However, ALL residents MUST return this key upon departure. If this key is lost or stolen, it must be reported to park management immediately. The cost for a duplicate key is \$25.00. the park management may, at his discretion charge a key return deposit to residents as well, refundable upon departure from the park.

(16) Septic Systems

Each lot at Twin Lakes has its own individual septic system and drain field, which is provided to the resident as part of his/her lot rent. From time-to-time, the septic holding tanks may need to be pumped out. Residents are required to notify the park management of their need to have their holding tanks pumped.

For owner-occupied residents, it is the resident's responsibility to maintain all septic lines leading to the septic tank. Any septic tank or drain field issues (unless caused by the resident as described below) are the responsibility of the park management and will be provided as part of the lot rent.

Do not flush any items down the toilets that will cause harm or damage to the septic or drain field systems. Non-flushable items include, but not limited to feminine hygiene products, diapers, "wipes", cigarette butts, food, paper towels or any other foreign items that will not be properly disposed in the system. If a pump out is required and these items are found to be in the holding tanks, the resident will be responsible for any and all damages caused by flushing non flushable items down the toilets including the cost of the initial holding tank pumping and the possible restoring of the lot's drain field.

For health and environmental purposes, any leaks or clogs in the septic system, whether the responsibility of the resident or management to address must be reported to management immediately.

(17) Antennas/Satellite Dishes

In order to maintain an attractive community, residents are strongly encouraged to rely on indoor broadcast antennas or cable systems as opposed to installing outdoor antennas or satellite dishes. However, if an outdoor reception device such as an antenna or satellite dish is reasonably necessary to receive an acceptable signal, it must not exceed one meter (39 inches) in diameter and must be installed in a manner that complies with all applicable codes, city and state laws and regulations and manufacturer instructions. Such devices must be installed on the resident's home or on the ground of the resident's lot in a location that is not visible from the street or in the most inconspicuous location possible and must be attractively landscaped and shield from view as much as possible. Any damages to the lot, water lines, underground utilities or septic system caused as the result of installing antennas or satellite dishes will be the responsibility of the resident and/or the installer.

(18) Conduct

Noise or conduct which park owners find objectionable, a nuisance to other residents or which constitutes a breach of the peace of the park is prohibited. Disruptive, harassing or illegal behavior will be immediately reported to the appropriate law enforcement authorities. "Quiet time" in the park is from 10:00

PM to 8:00 AM. Noises, including, but not limited to loud music, yelling, maintenance or repair work of any kind, barking dogs, etc. will not be tolerated during "Quiet time."

Further, please be advised that your neighbors can hear you 24/7. Therefore, in order to maintain a quiet, peaceful atmosphere for ALL park residents, excessively loud or disturbing noises that infringe on other resident's peaceful enjoyment during ANY time of the day or night will not be tolerated. This includes, but not limited to: Loud "thumping" bass music coming from vehicles, homes or lots within the park, extremely loud vehicles caused by faulty or modified muffler systems, "revving" of motorcycles or other vehicles, etc.

(19) Soliciting or Peddling

Soliciting or peddling of any kind by any resident, their guests or the public, except as allowed in 723.054, Florida Statutes, will not be permitted on the property of Twin Lakes. Any known soliciting or peddling must be reported to the park management immediately.

Yard sales are permitted, provided the resident notified the park owner in writing at least seven (7) days prior to the sale.

(20) Other prohibited uses of Park Lots

The following uses of Twin Lakes lots are prohibited: Operating any type of business or service; the coordination of any type of event where common areas of the park are used; the planning or implementing of any type of party or event where admission is charged; the serving of alcohol to minors; prostitution; the sale, use or manufacture of illegal substances; the breeding, sale, fighting or boarding of animals; gambling; or any other activity considered illegal or that are in violation of any and all State and Local zoning laws and ordinances.

The use of fireworks in any portion of Twin Lakes is prohibited.

The use of any type of firearms or weapons in any portion of Twin Lakes is prohibited. Any person found to utilize firearms or weapons in any portion of Twin Lakes will be evicted immediately and the proper law enforcement agency will be notified.

Hunting, trapping, harming or capturing of any animal (except for catch-and-release fishing as indicated in section 13) is permitted in any area of Twin Lakes. Anyone found violating this policy will be reported to the appropriate authorities immediately. If "nuisance" animals have been discovered, they must be reported immediately to park management for the appropriate measures to be taken.

Residents and their guests are not permitted to utilize vacant lots for any purpose without prior permission from Park Management.

Residents and their guests are not permitted to enter any vacant mobile homes in Twin Lakes for any reason without permission from Park management.

(21) Laws

All Federal and State Laws and Local Regulations or Ordinances must be obeyed by residents, their families and their guests.

(22) Guests

All persons who are not listed on the lease of any resident or who are not approved occupants of a mobile home within Twin Lakes or who are transient occupants of any mobile home located on the property of Twin Lakes, at the invitation of any resident is considered a guest.

Guests shall not stay with any resident of Twin Lakes for more than TEN (10) consecutive days. Any "guest" staying longer than TEN (10) consecutive days must register with the park owner and be included on the resident's lease. Additional rental fees may apply. Twin Lakes reserves the right to "evict" any unknown or unauthorized occupants of any lot/home within the park.

Guests are the responsibility of the resident and must comply with all Twin Lakes rules and regulations. Violations of the rules and regulations by a residents' guest that could result in eviction may also be considered grounds for the eviction of the resident.

(24) Modification of Rules and Regulations

The park owner reserves the right to change, delete, amend or add to these rules and regulations as it deems necessary; increase lot or unit rental fees and charges imposed on residents either by amendment or addition to these rules, provided a ninety (90) day written notice is given.

(25) Eviction

While the park owner will make every effort to accommodate residents, whenever possible, the park owner reserves the right to evict residents as specified in Section 723.061, Florida Statutes, on one or more of the following grounds:

- a) Nonpayment of rent
- b) Conviction of a violation of some federal or state law or local ordinance, which such violations may be deemed by the Lessor to be detrimental to the health, safety or welfare of other residents of the park. Such violations include, but are not limited to; Domestic violence, drug-related offenses, sexual-related offences, assault, battery, murder, or other violations where danger to another person occurred.
- c) Violation of the signed lease, a park rule or regulation, the rental agreement or Florida Statutes pertaining to landlord-tenant or RV Parks.
- d) Change in use of the land comprising the mobile home/ RV park, or portions thereof from which mobile homes are to be evicted, from mobile home lot rentals to some other use, provided all residents are affected are given at least six months notice of the projected change of use and of their need to secure other accommodations.
- e) Failure of the purchaser of a mobile home situated in the mobile home park to be qualified as, and to obtain approval to become, a resident, if such approval is required by a properly promulgated rule.
- f) Complaints of suspected illegal activity, including, but not limited to illegal drug usage, prostitution, etc.

(26) Comments/Suggestions

The park owner welcomes comments and suggestions from its residents regarding the park and its operations. Any improvements or additions that residents feel would enhance their community within the park may be given to the park owners in writing or verbally. If the improvements or additions are within the capabilities of the park owner, they will be considered.

(27) Attorney's Fees

Except as provided in s. 723.037, Florida Statutes, in any proceeding between private parties to enforce provisions of chapter 723, Florida Statutes, the prevailing party is entitled to a reasonable attorney's fee.

(28) Complaints/Arbitration

All complaints must be made in writing to the park management.

Any unresolved complaints that require legal intervention may be settled through an arbitration process, if both parties agree to do so. The decision of the arbitration will be acknowledged and honored.

Any unresolved complaints that are covered under the Florida Department of Health, Office of Mobile Home and RV Park Regulations (DOH) or the Florida Department of Business and Professional Regulations (DBPR) may be reported in the following manner:

DOH: PO Box 2765. Tallahassee, FL 32316 – 850-606-8350
(Twin Lakes DOH License Number is 37-54-00108)

DBPR: 1940 North Monroe Street. Tallahassee, FL 32399 – 850-487-1395
(Twin Lakes DBPR License Number is DE44875)

(29) Equal Opportunity in Housing Statement

All homes, rentals, mobile home lots, etc., advertised by Three Sons Development, Inc, DBA: Twin Lakes Mobile Home and RV Park are subject to the Federal Fair Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, disability, familial status, sexual preference, or national origin, or intention to make such preference, limitation or discrimination.”

We will not knowingly accept or permit any advertisement for any homes, units or lots within Twin Lakes MH/RV Park, whether owned directly by Three Sons Development, Inc or by a resident residing in Twin Lakes MH/RV Park that is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

(30) Park Management Contact Information

The management of Twin Lakes may be contacted through the following information:

John R. Hettinger, Owner/Operator. 515 Sistrunk Circle.
Twin Lakes. Tallahassee, FL, 32305

REGULAR RESIDENTS AND PROSPECTIVE RESIDENTS MAY CALL or TEXT (NON-EMERGENCY ISSUES)

THE PARK OWNER BETWEEN
THE HOURS OF 8:00 am and 2:00 pm.
MONDAY THROUGH FRIDAY ONLY
(Excluding major holidays)

At the following number

Owner – 570-971-6658

OR 24/7 EMAIL AT: Twinlakesmhp@comcast.net

FOR RESIDENT EMERGENCIES ONLY

Residents may call or text the above number 24/7

OFFICE HOURS

BY APPOINTMENT ONLY, BY CALLING THE ABOVE NUMBER AND IS BASED ON AVAILABILITY.

The park office also has a secure, locked box in the front door for the delivery or rental payments, applications, messages etc. This locked box is checked continuously.